ICBOC Capital Improvement Program Update

May 14, 2019

AGENDA

- Program Status Summary
- Standing Reports
  - Status of Design
  - Status of Construction
  - Status of Contracts Let
- Q&A

Program Schedule Summary

Active Projects – 14

Program Financial Summary

(as of March 31, 2019)

STATUS OF DESIGN

STATUS OF DESIGN

- **Environmental Studies/Reports**
  - **San Elijo Coastal Commission approved new San Elijo Student Services and Administration Building. Clerical documents in process for permit.**

- **District Standards/Guidelines**
  - **Version 2 has been completed**
  - **Architectural design guidelines for the Oceanside campus are complete**

STATUS OF DESIGN

- **In Design**
  - **Oceanside: B1000 Administration Renovation**
  - **Oceanside: New Parking Lot 5A, PV & Tennis Support Building, New Gym Building and New Allied Health Building**
  - **Oceanside: New Chemistry & Biotechnology Building**
  - **Oceanside: New Student Services Building**
  - **San Elijo: New Student Services and Administration Building**
  - **San Elijo: B200 Modernization**
  - **San Elijo: B100 Renovation**
  - **CLC: New Student Services Building**
  - **CLC: Buildings A&B Renovation**

OC B1000 ADMINISTRATION RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $11.1M
- **Architect:** Little Architects
- **Building SQ FT:** 18,800 SF

- **Schedule:** Design: Jun. 2018 – Nov. 2019
  DSA: Dec. 2019 – May 2020
  Bid/Award: June 2020 – Sept. 2020
  Construction: Sept. 2020 – Nov. 2021
  Closeout: Dec. 2021 – Jan. 2022

- **Scope:** This project consists of renovating the entire building to increase capacity and replacing MEPs with a new floor layout. Project will also include temporary portables as swing space. For renovation projects interior spaces will be re-programmed, major work will be completed on the interior walls and finishes will be upgraded.

- **Status:** Design continues and is about 50% of the way through design development. User group meetings regarding both B1000 and the required swing space are on-going.

OC DESIGN BUILD PROJECTS

Design-Build Project Packages

- Project 1
  - New Parking Lot 5A and Tennis Court Support Building
  - New Gym Building
  - New Allied Health Building
- Project 2
  - New Chemistry & Biotech Building
- Project 3
  - New Student Services Building

OC NEW PARKING LOT 5A, PV & TENNIS SUPPORT BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Project Budget:** $16.8M
- **Criteria Architect:** Lionakis

- **Schedule:**
  Criteria Design: Nov. 2018 – Apr. 2019
  DBE Procurement: Jan. 2019 – July 2019
  DBE-Design: July 2019 – March 2020
  DSA: March 2020 – Aug. 2020
  Final GMP Contract: Sept. 2020 – Oct. 2020
  DBE-Construction: June 2020 – Apr. 2021
  Closeout: Apr. 2021 – June 2021

- **Scope**: A new parking Lot will provide 500+ additional parking spaces and will be located near the main entrance to the campus. The new drive aisle leading to the lot will be strategically located to avoid a four way intersection on Barnard. The parking lot will include photovoltaic shade structure system and charging stations. The new tennis support building will provide the tennis courts with adequate storage, restroom facilities and house a relocated transformer to power the tennis court lighting.

- **Status**: Criteria architect is currently finalized criteria document and RFQ/P is on-going.

OC NEW GYM BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Project Budget:** $36.8M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 35,000 SQ FT

- **Schedule:**
  Criteria Design: Nov. 2018 – Apr. 2019
  DBE Procurement: Dec. 2018 – July 2019
  DBE-Design: July 2019 – Sept. 2020
  DSA: Sept. 2020 – May 2021
  Negotiate: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – May 2023
  Closeout: May 2023 – July 2023

- **Scope**: The new Gymnasium will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.

- **Status**: Criteria architect is currently finalized criteria document and RFQ/P is on-going.

OC NEW ALLIED HEALTH BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Project Budget:** $28.2M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 20,450 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – Apr 2019
  DBE Procurement: Dec. 2018– Jul 2019
  DBE-Design: July 2019 – Sept. 2020
  DSA: Sep. 2020 – May.2021
  Final GMP Contract: May 2021 – Aug. 2021
  DBE-Construction: Aug. 2021 – Nov. 2022
  Closeout: Nov. 2022 – Jan. 2023

- **Scope:** A new facility will provide a consolidated location and appropriate facilities for all of the Allied Health programs. Preliminary program includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs and classrooms. The master plan assumes a single story building whose design is coordinated with the new gym complex to crate a unified campus and design aesthetic.

- **Status:** Criteria architect is currently finalized criteria document and RFQ/P is on-going.

OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Project Budget:** $36.8M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 20,630

- **Schedule:** Criteria Design: Nov. 2018 – May 2019
  DBE Procurement: Mar. 2019 – Oct. 2019
  DBE-Design: Oct. 2019 – Jan. 2021
  DSA: Jan. 2021 – July 2021
  Final GMP Contract: July 2021 – Nov. 2021
  DBE-Construction: Nov. 2021 – Sept. 2023
  Closeout: Sept. 2023 – Nov. 2023

- **Scope:** The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs and two 40-seat flexible classrooms. As the district's Biotechnology program expands into a Baccalaureate degree program, the building will provide needed space for growth. The project will be the major component of the Science, Technology, Engineering and Mathematics (STEM) quad and plaza.

- **Status:** Criteria architect is currently finalized criteria document and RFQ/P will soon commence.

OC NEW STUDENT SERVICES BUILDING

- **Phase:** Criteria Development
- **Delivery Method:** Design-Build
- **Project Budget:** $45.1M
- **Criteria Architect:** Gensler
- **Building SQ FT:** 39,040

- **Schedule:** Criteria Design: Nov. 2018 – Apr. 2019
  DBE Procurement: Apr. 2019 – Sept. 2019
  DBE-Design: Sept. 2019 – June 2020
  DSA: June 2020 – Oct. 2020
  Final GMP Contract: Oct. 2020 – Jan. 2021
  DBE-Construction: Jan. 2021 – Nov. 2022
  Closeout: Nov. 2022 – Jan. 2023

- **Scope:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located at the current Pedley Park, the new building is strategically located to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. Currently proposed as a two-story structure, the building will also allow access and entry from the street level for visitors and campus promenade level for current students.

- **Status:** Criteria architect is currently finalized criteria document and RFQ/P is on-going.

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

- **Phase:** DSA
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $11.9M
- **Architect:** Little Architecture
- **Building SQ FT:** 10,770 SF

- **Schedule:** Design: Mar. 2018 – Feb. 2019; Completed
  DSA: Feb. 2019 – May 2019
  Bid/Award: May 2019 – July 2019
  Construction: July 2019 – July 2020
  Closeout: August 2020 – October 2020

- **Scope**: The Student Services & Administration Building will provide a new gateway and face of the San Elijo Campus. It will replace the existing Administration building and consolidate all of the student services operations under one roof. The new building will provide administrative offices and meetings spaces that will allow staff to properly serve the student body.

- **Status**: Submitted to DSA on 2/18. Resubmitting for DSA backcheck in early May.

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

SAN B200 Modernization

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $2.8M
- **Architect:** SGPA Architecture
- **Building SQ FT:** 9,495 SF

- **Schedule:** Design: Feb. 2019 – Sept. 2019
  DSA: Sept. 2019 – Nov. 2019
  Bid/Award: Nov. 2019 – Feb. 2020
  Construction: Feb. 2020 – Aug. 2020
  Closeout: Aug. 2020 – Oct. 2020

- **Scope**: Full building modernization, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E. The building houses classrooms for arts and letters, restrooms, and also has a large multipurpose room.

- **Status:** Design began in February. Programming phase has finished and the project is currently in schematic design.

SAN B100 RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $5.3M
- **Architect:** PBK Architecture
- **Building SQ FT:** 12,555 SF

- **Schedule:** Design: May 2019 – Jan. 2020
  DSA: Jan. 2020 – Apr. 2020
  Bid/Award: Apr. 2020 – July 2020
  Construction: July 2020 – Feb. 2021
  Closeout: Feb. 2021 – Apr. 2021

- **Scope**: B100 is the Library building in San Elijo. This project will include renovation to tutoring spaces, computer labs, offices, restrooms, and AV/IT spaces. Remaining portions of the building, mostly the library, will receive a light modernization.

- **Status:** Design work will begin in May.

CLC NEW STUDENT SERVICES BUILDING

- **Phase:** DSA
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $10.9M
- **Architect:** Lord Architecture
- **Building SQ FT:** 9,910 SF

- **Schedule:** Design: Mar. 2018 – Feb. 2019; Complete
  DSA: Feb. 2019 – May 2019
  Bid/Award: June 2019 – Aug. 2019
  Construction: Sept. 2019 – Oct. 2020
  Closeout: Nov. 2020 – Jan. 2021

- **Scope**: The new Student Services Building will provide student friendly space that consolidates student study and resource spaces along with staff space into a single dynamic environment that is required to properly serve the needs of the CLC.

- **Status**: Drawings were submitted to DSA on 2/14. Comments were received in late April. Backcheck is planned for late May.

CLC NEW STUDENT SERVICES BUILDING

CLC BUILDINGS A + B RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $12.0 M
- **Architect:** SGPA Architects

- **Schedule:** Design: Mar. 2019 – Feb. 2020
  DSA: Mar. 2020 – June 2020
  Bid/Award: July 2020 – Sept. 2020
  Construction: Dec. 2020 – Aug. 2021
  Closeout: Sept. 2021 – Nov. 2021

- **Scope**: This project will include approximately 9,000sf of renovation to the area where Student Services was previously located. Academic Services, faculty offices, and California Adult Education will all be significant parts of the remodel portion. The remaining portion of the buildings, is approximately 29,500 sf of primarily classroom space, and will undergo a modernization.

- **Status**: Programming phase of design is ongoing.

STATUS OF CONSTRUCTION

STATUS OF CONSTRUCTION

- **In Bid & Award**
  - **Oceanside: Athletic Field Renovation**
  - **San Elijo: B500 Modernization**

- **In Construction**
  - **San Elijo: Temporary Portables for Swing Space Phase 3**
  - **San Elijo: B300 Modernization**
  - **CLC: New Monument Sign and Entryway**

OC ATHLETIC FIELD RENOVATION

- **Phase:** Bid & Award
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $6.8M
- **Architect:** LPA
- **Building SQ FT:** 2,100 SF
- **Schedule:** Design: June 2018 – Dec. 2018; Completed
  DSA: Dec. 2018 – Mar .2019; Completed
  Bid/Award: Apr. 2019– June 2019
  Construction: June 2019 – June 2020
  Closeout: July 2020 – Aug . 2020

- **Scope:** This project consists of replacing the existing track and field as well as replacing the existing storage building with a restrooms, changing facility and storage. The removal of the existing track will facilitate the addition of an international sized soccer field and a multi-purpose field in its place. A walking/jogging path will be located around the perimeter of the athletic fields.

- **Status:** DSA approval was received April 2019. Project is currently in the Bid/Award Phase.

OC ATHLETIC FIELD RENOVATION

SAN B500 RENOVATION

- **Phase:** Bid & Award
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $4.0M
- **Architect:** Little Architecture
- **Building SQ FT:** 7,790 SF
- **Schedule:** Design: Aug. 2018 – Feb. 2019; Completed
  DSA: Mar. 2019 – Apr. 2019; Completed
  Bid/Award: May 2019 – June 2019
  Construction: July 2019 – Dec. 2019
  Closeout: Dec. 2019 - Jan. 2020

- **Scope**: Full building modernization and moderate renovation, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E.

- **Status:** Project was submitted to Division of State Architects on 3/1/19 and approved after backcheck in late April. Project is currently out to bid.

SAN TEMPORARY PORTABLES FOR SWING SPACE

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
  Piggyback Contract for Portable Buildings
- **Project Budget:** $2.9M
- **Architect:** MJK Architecture
- **Schedule:** First Phase: Feb. 2018 – August 2018; Completed
  Second Phase: Aug. 2018 – Jan. 2019; Completed
  Third Phase: Feb. 2019 – July 2019; In Process

- **Scope**: Initial phase of temporary portables / swing space will include three classrooms, office space and a restroom. Second phase will include two additional classrooms.

- **Status**: DSA closeout for Phase 2 was completed in April. Phase 3 modifications to prepare for B500 occupants will begin at the end of the Spring semester (May 2019).

SAN B300 MODERNIZATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $2.0M
- **Architect:** Architects Mosher Drew
- **Building SQ FT:** 7,377 SF
- **Schedule:** Design: Sept. 2017- June 2018; Completed
  DSA: July 2018 – Sept. 2018; Completed
  Bid/Award: Oct. 2018 – Nov. 2018; Completed
  Construction: Dec. 2019 – July 2019
  Closeout: Aug. 2019 – Sept. 2019

- **Scope: Full building modernization, along with mechanical, electrical and plumbing building system replacements, and building exterior element replacements. For modernization projects interior spaces will not be re-programmed, minor work will be completed on interior walls and finishes will be upgraded.**

- **Status: Construction has commenced. Most trade rough in work was complete as of the end of April. Drywall is currently being taped and finished.**

CLC NEW MONUMENT SIGN AND ENTRYWAY

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $1.3M
- **Architect:** WLC Architecture
- **Schedule:** Design: Aug. 2018 – Dec. 2018; Completed
  DSA: Jan. 2019 – Feb. 2019; Completed
  Bid/Award: Feb. 2019 – April 2019; Completed
  Construction: May 2019 – August 2019
  Closeout: Sept. 2019 - October 2019

- **Scope: A new monument sign/entry structure to provide a sense of arrival to the campus and a means of wayfinding.**

- **Status: DSA approval was received. Contractor bids were received on 4/2/19. Low bid is about $100k under budget. Construction to start early May.**

CLC NEW MONUMENT SIGN AND ENTRYWAY

STATUS OF CONTRACTS LET

STATUS OF CONTRACTS LET – In Process

- **Program Wide Request for Qualification's (RFQ's)**
  - **Commissioning Services**
  - **Project Inspection Services**
  - **Special Inspection and Material Testing Services**

- **Design-Build Request for Qualifications and Proposals (RFQ/Ps)**
  - **Oceanside Health and Wellness Hub: New Parking Lot 5A & Tennis Court Support Building, New Gym Building and New Allied Health Building**
  - **Oceanside New Student Services Building**

STATUS OF CONTRACTS LET - Upcoming

- **Oceanside Design-Build Request for Qualifications and Proposals (RFQ/Ps)**
  - **New Chemistry and Biotechnology Building**

- **Request for Task Order Proposals (RFTOPs)**
  - **Oceanside Parking Lot 4C**

STATUS OF FINANCE (Cost to Date)

STATUS OF FINANCE (Cost to Date)

- **Master Program Budget**
  - **See attached reports**
  - **Updated Five Year Construction Plan and Capital Improvement Program Budget**

- **Review Commitments & Expenditures - As of March 31, 2019**
  - **See attached report**
  - **Commitments - $41.4M**
  - **Expenditures - $25.2M**

CAPITAL IMPROVEMENT PROGRAM COST SAVING MEASURES

- **District direct purchase Program Management Office set-up items (furniture, copier, etc.) versus lease for duration of contract and/or program**
  - **Estimated rough order magnitude savings over life of program $25,000**
- **No markup on professional services consultant reimbursables**
  - **Estimated rough order magnitude savings over life of program $75,000 - 100,000**
- **Move forward with previous architect and engineering teams for design of San Elijo B300 and B600 Modernizations**
  - **Estimated rough order magnitude savings of $100,000**
- **Single firm perform both Program and Construction Management Services**

MiraCosta College

Questions